

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT RAYMOND R. BOWDEN AND CHRISTINE BOWDEN HUSBAND AND WIFE, OWNERS OF THE LANDS SHOWN HEREON AS "BOWDEN PINES". LYING IN AND BEING A PORTION THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EAST ONE-HALF OF THE SOUTH 325 FEET OF THE NORTH 355 FEET OF THE EAST 645 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO AND INCLUDING THE EASEMENTS HEREIN:

INGRESS EASEMENT: THE NORTH 30 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD AS NOW LAID OUT AND IN USE. O.R.B. 6109, PAGE 1664.

ROAD EASEMENT WITHIN 40 ACRE SUBDIVISION: THE NORTH 30 FEET OF THE EAST 645 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27. TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE WEST 30 FEET OF THE EAST 675 FEET OF THE NORTH 1005 FEET OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. O.R.B. 6109, PAGE 1664

CONTAINING 2.406 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "R/W", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR RAYMOND R. BOWDEN AND CHRISTINE BOWDEN, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS. THEIR SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR RAYMOND R. BOWDEN AND CHRISTINE BOWDEN. HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TEVEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES,, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE RAYMOND R. BOWDEN AND CHRISTINE BOWDEN, HUSAND AND WIFE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF SAME AND SEALS., 2017.

Charlette Propos

NOTARY PUBLIC

BOWDEN PINES

LYING IN AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST PALM BEACH COUNTY. FLORIDA

> ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED RAYMON R. BOWDEN AND CHRISTIN BOWDEN WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 10 4 OF Saptambes 2017.

Jacob Rus Commentes GG 142573 PRINTED NAME - NOTARY PUBLIC

TITLE CERTIFICATION: WE PLATINUM TITLE INSURERS, LLC,. A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN RAYMOND R. BOWDEN AND CHRISTINE BOWDEN, HUSBAND AND WIFE, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON: AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBERANCES DO NOT PROHIBIT THE CREATION

OF THE SUBDIVISION PRICTED BY THIS PLAT.

DATED: 9-251

MORTGAGEE'S JOINDER AND CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT WE ARE THE HOLDERS OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27987 AT PAGE 1716 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

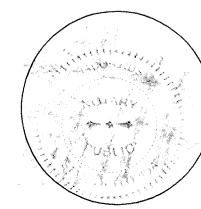
IN WITNESS WHEREOF, WE JOHN L PRICE AND NANCY H. PRICE DO HEREUNTO SET OUR HANDS AND SEALS THIS 19 DAY OF SEPTEMBER, 2017.

Charlotte Rymanint Charlotte Reyna

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JOHN L PRICE AND NANCY H PRICE WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED COMPANY LEGISLAS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF SEPTEMBER 2017.

MY COMMISSION EXPIRES: 2/1/2019 AND TOLON BUSINESS AND TOLON



NOTARY PUBLIC

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN HEREON ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EASTLINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000032439

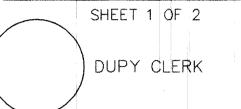
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT ________________________P.M. THIS DO DAY OF November A.D. 2017 AND DULY RECORDED IN PLAT BOOK 1734 ON PAGE 1914-195

SHARON R. BOCK CLERK AND COMPTROLLER





COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2). F.S., THIS DAY OF Yourney 2017 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

RY David I Rich David L. Ricks, P.E. COUNTY ENGINEER

1. BEARINGS SHOWN AS IT APPEARS HEREON RELATE TO A (NAD 83/1990 ADJUSTMENT) GRID BEARING OF SOUTH 00°03'32" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST

2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

4. NO BUILDING OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICATION OF THE SUBDIVDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

6. AFTER SURVEY OF 40 ACRE TRACT USING ORIGINAL CORNERS AND LOCATING FOX RUN PERMANENT CONTROL POINTS, THIS SHOWS THAT FOX RUN (PLAT BOOK 32, PAGES 76-77) HAS CAUSED AN OVERLAP INTO THE 40 ACRE TRACT.

7. SEE JUPTER SURVEYING JOB NUMBER 15-023AF DATE 11/11/2015 FOR ADDITIONAL OVERLAP INFORMATION.

8. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FALICILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFTY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR AND MAPPER'S CERTIFICATE: THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS ("P.C.P.S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

OHN J. DEDMAN JR., P.S.M. PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE LS.#6336 STATE OF FLORIDA

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STATE YE

"LUGOAS"/

COUNTY ENGINEER

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SURVEYOR

MAPPER CERTIFICATE 6336 LB# 5033 STATE OF FLORIDA

JUPITER SURVEYING, INC. 6520 195th Place North Jupiter. Florida 33458 561-935-7385

THIS INSTRUMENT PREPARED BY

PROFESSIONAL SURVEYOR &

JOHN J. DEDMAN JR.,